



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 15 OCTOBER 2012
AGENDA ITEM 7b**

BAR Case No. THLP-2012-0095: Raise parapet to hide new thicker low slope roof

Reviewer: Kim K. Del Rance, LEED AP
Address: 102 North Street
Zoning: B-1, H-1 Overlay District
Applicant: Karl Reidel, Karl Reidel Architect
Owner: Loudoun County School Board

Building and Site Description: "The Ketocin", a contributing structure to the OHD is located on the northwest corner of North Street NW and Wirt Street NW on a level lot with mature trees, shrubs and foundation plantings. The original school built in 1779 burned in 1799, another school built was struck by lightning and partially burned in 1837. In 1875 another school, three stories tall, was built and burned in 1893 with two walls left standing that were used again until the replacement in 1923 which burned with all contents in 1925. The current building was moved into in 1926. The present school is a two story brick building with a flat roof, a classically influence portico with Doric columns, multi lite transoms, 4 light side lights, windows grouped with continuous concrete sills and soldier course brick lintels. The entire building is circled with a molded wood frieze capped by a molded wood cornice.

Context: This school was built in the fourth phase of growth for Leesburg (1914-1960), but sits on the same site as previous schools dating back to 1779, making it important in the development of the town.

Description of Proposal: Applicant requests to raise the parapet in order to install a new insulated roof which is thicker than the original roof and requires a depth that will raise it above the current parapet.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

OHD Design Guidelines:

CH. V GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: STYLE AND DESIGN B. ROOFS

2. Preserve the original or historic roof pitch and shape

3. Retain architectural features including dormers, cupolas, cornices, brackets and chimneys

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The roof replacement which necessitates the need for the parapet height extension is necessary for functionality and continued use of the building
- Any of the three options proposed would not damage the architectural character of the building or parapets by raising them fourteen inches (14") above the existing height

Staff recommends approval of TLHP-2012-0095 subject to the plans, photographs and materials submitted as part of this application dated September 14, 2012.

DRAFT MOTION

I move that TLHP-2012-0095 be approved subject to the application submitted by Karl Reidel on September 14, 2012 and subject to the findings and conditions of approval as stated in the October 15, 2012 Staff Report (or as amended by the BAR on October 15, 2012).